



## **31 Cheetham Hill Road, Stalybridge, SK15 1TU**

**Asking Price £425,000**

Built in 1853 and occupying an elevated position on Cheetham Hill Road, this exceptional home is truly special. Houses of this calibre rarely come to the market and A Wilson Estates are so excited to be able to offer for sale this stunning three bedroom semi detached home - brimming with character, the current owners have completely restored and refurbished this home and it's safe to say that no expense has been spared.

As you arrive, you're welcomed by a gated entrance and stone steps leading to the front door. Step inside and you'll be instantly impressed by the hallway - herringbone flooring, high ceilings, and that stunning staircase give you a real sense of the history and quality here. The lounge at the front is bay windowed with a feature fireplace, ceiling rose and deep skirting boards. There's also a second sitting room with two windows that keep it light and airy, making it a perfect extra living space.

To the rear of the home the modern, open plan kitchen and dining area is stylish and full of natural light. The kitchen comes complete with high-spec integrated appliances, including a full height fridge and full height freezer, NEFF oven and microwave. Bi-fold doors open out onto the garden, and with a picture window and skylight above, this is a space that feels bright, modern and perfect for family life or entertaining friends. A handy downstairs WC completes the ground floor.

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, Stalybridge, SK15 1TU

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## GROUND FLOOR

### Hallway

21'0" x 3'5" (6.40m x 1.04m)

A Grand entrance! With herringbone flooring and staircase leading to the first floor. Spotlights to the ceiling. Radiator. Door to:

### Lounge

15'6" x 13'10" (4.72m x 4.22m)

Bay window to front elevation. Ceiling light. Wall lights. Original skirting boards, coving and ceiling rose. Feature fireplace.

### Sitting Room

12'7" x 11'6" (3.84m x 3.51m)

Two windows to side elevation. Feature fireplace. Ceiling light. Original skirting boards and coving. Radiator.

### Kitchen

13'11" x 12'4" (4.25m x 3.77m)

A stylish modern space with centre island and range of floor to ceiling units. Composite sink with mixer tap. Integrated slimline dishwasher. Integrated washing machine. Full height integrated fridge. Full height integrated freezer. Built in eyelevel Neff Slide and Hide cooker. Built in eyelevel Neff microwave. Herringbone flooring. Spotlights to ceiling. Radiator. Open plan to:

### Dining Area

8'11" x 10'11" (2.72m x 3.33m)

Picture window to side elevation. Bi-fold doors leading to rear garden. Herringbone flooring.

Spotlights to ceiling. Flat roof with skylight inset with LED lighting.

### WC

WC. Wash hand basin. Heated towel rail.

## FIRST FLOOR

### Stairs and Landing

10'10" x 8'8" (3.30m x 2.64m)

With the original staircase, neutral carpets and carpet runner, and skylight inlaid with LED lighting this is a space that perfectly blends classic with contemporary, Doors to all bedrooms and family bathroom.

### Master Bedroom

15'8" x 13'11" (4.78m x 4.24m)

Window to front elevation. Two radiators. Spotlights to ceiling. Bedside pendant lighting. Door to:

### En-suite

A luxury en suite complete with black marble effect tiles. Walk in shower enclosure with gold rainfall shower head and separate handheld attachment. Black vanity unit with inset sink. WC. Gold Heated towel rail.

### Bedroom Two

13'2" x 12'6" (4.01m x 3.81m)

Window to side elevation. Vaulted ceiling with inset spotlights. Two wall lights. Radiator.

### Bedroom Three

8'11" x 11'6" (2.72m x 3.51m)

Window to rear elevation. Double radiator, Spotlights to ceiling. Bedside pendant lighting.



### Bathroom

Boutique style four piece family bathroom fitted with freestanding bath, wet room style shower with glass shower screen, hidden cistern WC and Vanity unit with inset sink. Fully tiled walls and floor. Window to front elevation with privacy glass.

### LOWER GROUND FLOOR

#### Cellar

13'11" x 12'4" (4.25m x 3.77m)

Open plan, door to:

#### Cellar

11'3" x 4'4" (3.43m x 1.32m)

### Outside and Gardens

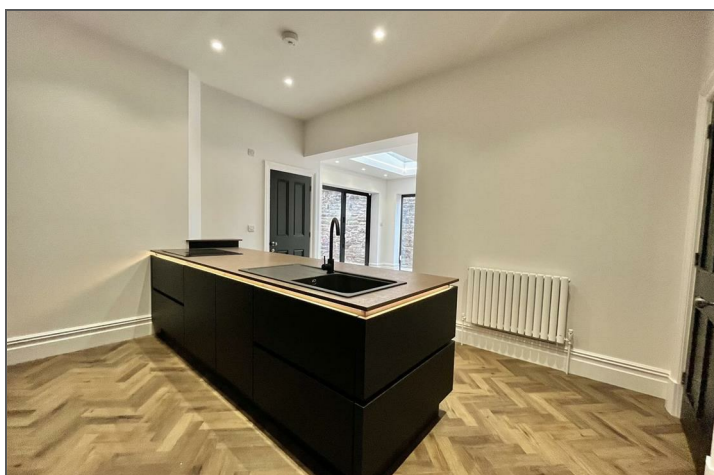
Gated front garden with stone steps leading to front door. Detached double garage with gated driveway in front. Gardens to side of property. Low maintenance garden to rear of property laid with patio.

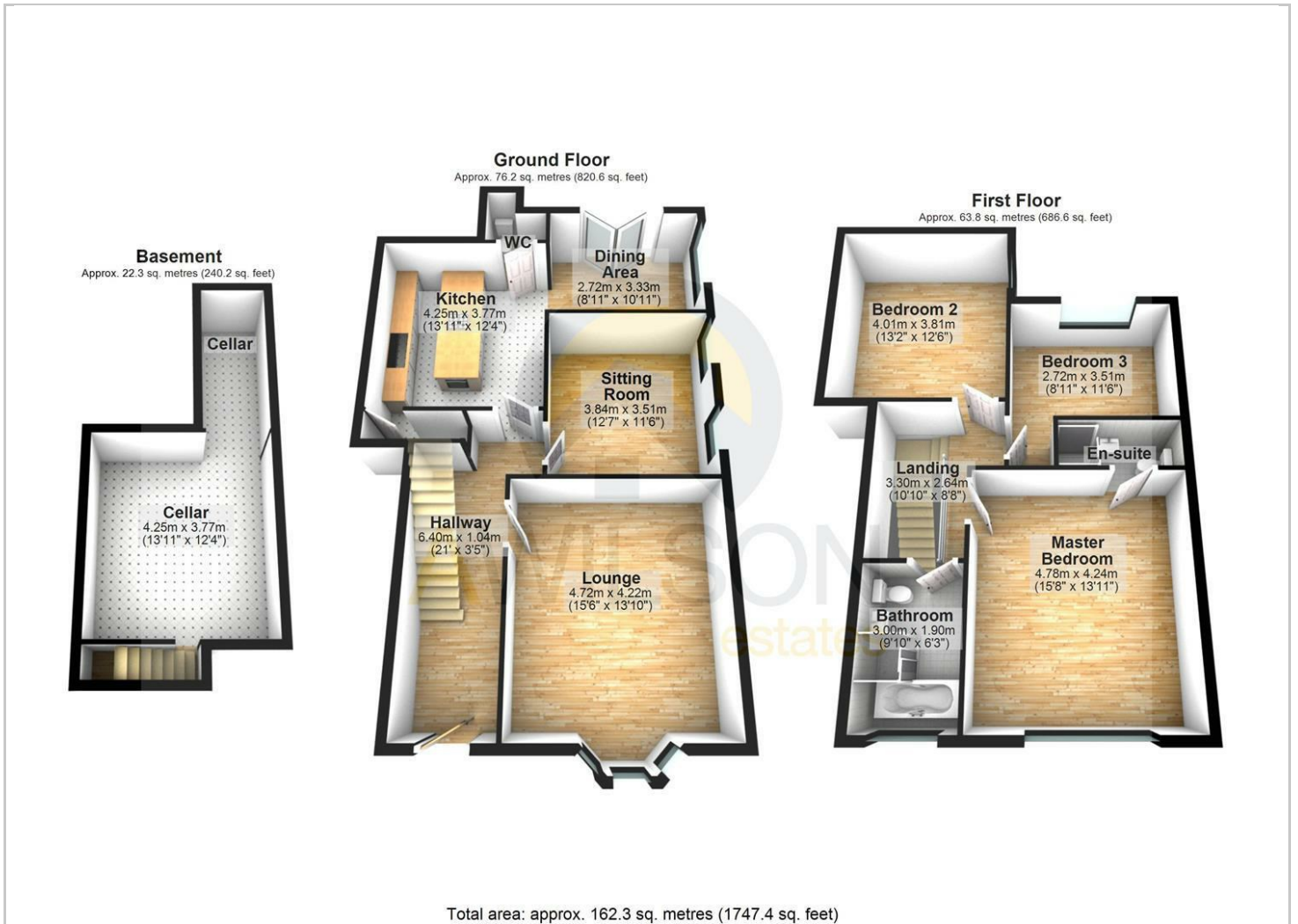
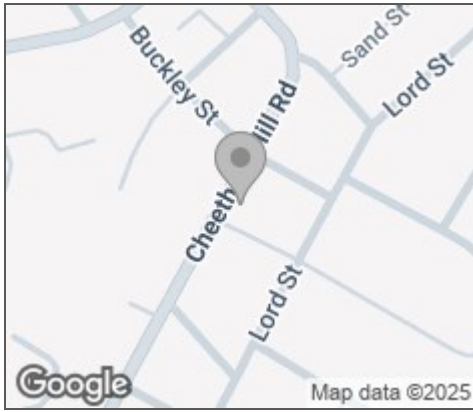
### Additional Information

Tenure: Freehold

EPC Rating: TBC

Council Tax Band: C






## Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		52	90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive compliant	

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